

DESCRIPTIONS OF TWO PARCELS OF THE WILLIAM G. WHEATLEY LANDS,  
THIRD DISTRICT, KENT COUNTY, MD.

## PARCEL 1

Beginning for the same at an iron pipe on the southwest side of St. James-Smithville Road (50' wide), said point being the northwest corner of the herein described lands and the northeast corner of the lands of Brenda Faye Myers; and running, thence, by and with the southwest side of said road S 73 56 40 E - 225.00' to an iron pipe and a new division line between the herein described lands and other lands of Wheatley (Parcel 2); thence, by and with Parcel 2 S 16 03 20 W - 288.37' to an iron pipe and N 73 56 40 W - 225.00' to an iron pipe and the aforementioned Myers lands; thence, by and with said Myers lands N 16 03 20 E - 288.37' to the place of beginning. Containing in all 1.490 acres of land, more or less

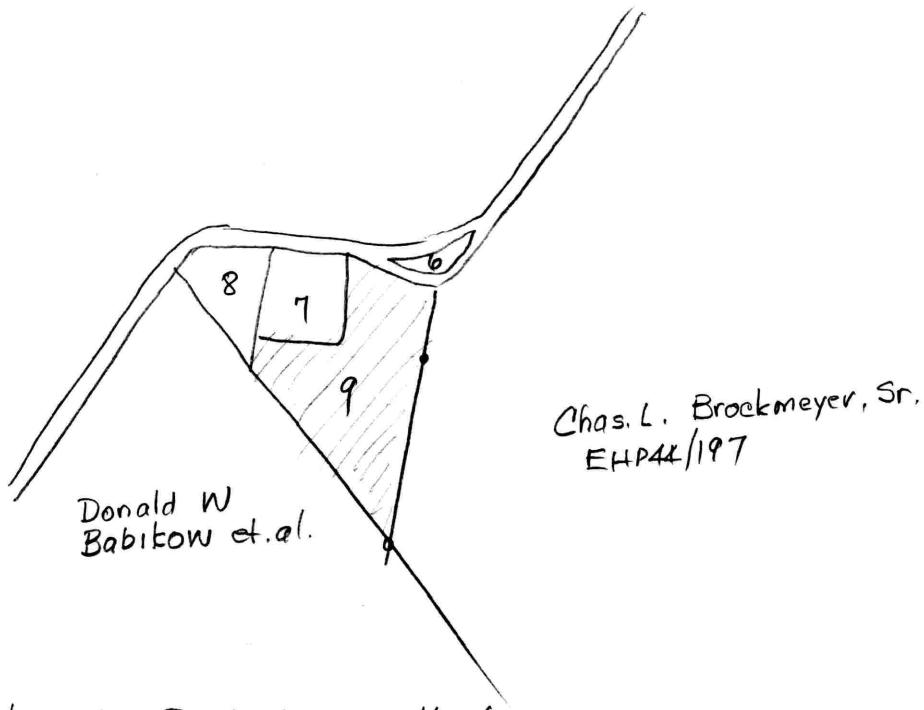
## PARCEL 2

Beginning for the same at an iron pipe on the south side of an old road, a loop of the St. James-Smithville Road cut off by the present road, said point being the northeast corner of the herein described lands and the northwest corner of the lands of Charles L. Brockmeyer, Sr.; and running, thence, by and with said Brockmeyer lands S 24 11 40 W - 986.19' to an iron pipe and the lands of Donald W. Babikow; thence, by and with said Babikow lands N 32 42 W - 757.35' to an iron pipe and N 32 15 20 W - 262.35' to an iron pipe and the lands of Donald L. Stokes; thence, by and with said Stokes lands N 19 16 E - 108.36' to an iron pipe and the lands of Brenda Faye Myers; thence, by and with said Myers lands S 73 56 40 E - 313.18' to an iron pipe and Parcel 1 of this description; thence, by and with Parcel 1 S 73 56 40 E 225.00' to an iron pipe and N 16 03 20 E - 288.37' to an iron pipe on the southwest side of St. James-Smithville Road (50' wide); thence, by and with the southwest side of said road S 73 56 40 E - 37.72' and S 74 53 40 E - 99.06' to the southwest side of the aforementioned old road formerly a part of the county road; thence, by and with the southwest side of said road (33' wide) S 47 58 40 E - 198.11' and S 62 53 E - 46.75' to the place of beginning. Containing in all 10.897 acres of land, more or less.

September 13, 1990.

William R. Nuttle.

MAP 19



6 - John W. Reed, Sr.	160/323
7 - Brenda Faye Myers	189/330
8 - Donald L. Stokes	54/268
9 - Wm. G. Wheatley	96/332

Stokes - 54/268

lot on S side pub rd. adjoining Hyland Smith & others  
2 ac.

EHP 6/540

WHG 74/102

41/305

REA 4/115 tax sale

JTD 30/394

27/138 - "land occupied by David Seney with no deed"

Myers - 189/330

- Land on S side pub rd. adjoining Geo. L. Bowers on W and  
Edith Worrell on S & E - 2 ac.

S&E. WHG 46/68

being WHG 77/267 to Co. Comm. - 50' road - grant

" 34/52

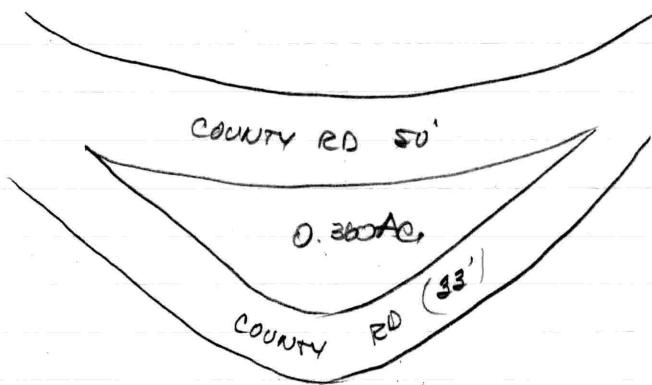
JTD 32/103

" 5/294 \*

(over)

Reed 160/323 - see plat WAG 73/520

Melcalfe 1962 - bearings & distances shown on plat



Wheatley EHP 96/332

Parcel 1 Lot in "Seeney town adjoining Francis Reed - 2 AC.

Parcel 2 Lot part of Hynson & Lincles to Peter Clare Aug 30, 1902

Begin stone on E side of lot

running across lot at N. 45° and by and with a fence  
to Ben Worrall

w/f Worrall to SE cor. of lot

w/f Francis Reed (formerly Parsons) to begin  
2A

Parcel 3 "Randall's Farm - 8 acres, 3R

SSE JTD 5, 295

JNG 10/367

2 AC

Being WHG 51/347  
2AS 4/309

Begin stone S side rd. at NE cor. David Seeney

w/f Seeney 519°W - 17 1/9

577°E - 18

N13°E - 17 1/9 to rd.

w/s N77°W - 18 to begin

Begin stone at S cor. of land belonging to free negro

538 3/4° E - 41

N 23 1/2°E - 20

N 14 1/2°E - 33

N 84°W - 38 to stone

st. line to begin

8 A 3R

JTD 5/294

Begin stone 3 side rd. at NE cor. David Seeng  
w/ Seeng  $519^{\circ}W - 17\frac{1}{4}$  rods <sup>293.37</sup> to pt. where stone is to be set  
 $S 77^{\circ}E - 18$  rods <sup>297</sup> to " "  
 $N 13^{\circ}E - 17\frac{1}{4}$  rods <sup>17.78</sup> " " "  
w/ 1d.  $N 77^{\circ}W - 18$  to begin  
2 acres

being part of JNG 11/247  
JNG 10/367

Begin stone 3 cor. of lot belonging to free negro.  
 $S 38\frac{3}{4}^{\circ}E - 41$  p. 676.5  
 $N 23\frac{1}{2}^{\circ}E - 20$  330  
 $N 14\frac{1}{2}^{\circ}E - 33$  544.5  
 $N 84^{\circ}W - 38$  to stone 627  
st. line to begin  
8 A 3R

JNG 3/374 to Perry Frisby

Begin stone near SE cor of heirs of Daniel Lamb  
 $S 14\frac{1}{4}^{\circ}W - 20$  to stone 330  
 $N 75\frac{3}{4}^{\circ}W - 16$  " " 264  
 $N 14\frac{1}{4}^{\circ}E - 20$   
 $S 75\frac{3}{4}^{\circ}W - 20$  to begin  
2 ac.

Brockmeyer E4P44/197

Adjoining H. G. Smith, Clayton Crew, & Jos. Fowler

see JTD 21/557

--- w/ H. P. Smith  $N 37^{\circ}W - 105$  to stone  
w/ Mulligan  $N 17^{\circ}E - 58.50$  <sup>965.24</sup> to road.  
 $N 67\frac{3}{4}^{\circ}E - 3.80$  to W side rd.  
w/ W side rd.  $N 45\frac{1}{2}^{\circ}E - 97.80$

$\frac{293.37}{-5}$   
 $\underline{288.37}$

(2) acres of land, more or less.

It being the same parcels of land conveyed from Mary Elizabeth Bowers, widow, to Theodore Cianfrani and Ethel Haas Cianfrani, his wife, by deed bearing date the 16th day of September, 1935, and recorded among the Land Records for Kent County aforesaid in Liber R. A. S. No. 14, folio 455.

Parcel No. 3: All that lot or parcel of land called "Randall's Farm" and "Luke Adams", containing eight (8) acres, three (3) rods of land, more or less. Saving and Excepting therefrom all that lot of land conveyed by Editha Worrell, et al to Nathaniel Trusty by deed bearing date January 17th, 1900, and recorded among the Land Records for Kent County aforesaid in Liber J. T. D. No. 5, folio 295, containing two (2) acres of land, more or less.

It being the same parcel of land conveyed from Webster N. Haas, et al, to Ethyl E. Haas (now Ethyl Haas Cianfrani) by deed bearing date December 27th, 1929, and recorded among the Land Records for Kent County aforesaid in Liber R. A. S. No. 4, folio 309.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

TO HAVE AND TO HOLD the said lots of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Joseph R. Joiner and Tennia Mae Joiner, his wife, as tenants by the entireties, their assigns, and unto the survivor of them, his or her

Said Brammerta Hu:  
lly is hereby  
granted, bargained  
presented, doth grant  
and Brammerta Hukill  
Guilder Hukill, of JNG 10/367  
foresaid devised  
Hukill, formerly  
said Benjamin  
aforesaid son of  
County aforesaid  
large appear as  
Guilder Hukill in  
described by  
or known, together  
singular other than  
named or intended  
with their and every  
her heirs and  
Hukill, to the only  
her heirs and assigns  
and to and for  
said Benjamin  
land or estate or  
himself the rent

said that the said Benjamin Meredith, the person acknowledging as  
said is the identity of Person to whom referred described as and pro-  
fessing to be the party grantor in said Deed, Conveyance or Instrument of  
Writing or Acknowledged before and certified by Mr. N. Miller & Thomas Price.  
And the above Deed was accordingly recorded by Joseph N. Gordon, clc

Deed ~

Sarah Elizabeth Younger

To

Samuel W. Caleb ~.

Recd Deed of 1845

for Record ~.

BEST REMEMBERED, that on this ninth day of Decem-  
ber, in the year Eighteen hundred and forty-five  
a Deed was brought to be recorded among the re-  
cords of Kent County as follows: This Indenture,  
made, this ninth day of December in this year  
Eighteen hundred and forty-five, Between, Sarah Eliza-  
beth Younger of Kent County in the State of Maryland of the one part, and Sam-  
uel W. Caleb, junior, of the same County and State of the other part, Witnesseth  
that the said Sarah Elizabeth Younger for and in consideration of the sum of  
Twenty dollars current money of the United States, to her in hand paid, by the  
said Samuel W. Caleb, junior, before the sealing and delivery of these pres-  
ents, the receipt whereof, she the said Sarah Elizabeth Younger doth hereby  
acknowledges, and from every part and parcel thereof doth hereby acquit, ex-  
onerate and discharge the said Samuel W. Caleb, junior, his Heirs, executors  
and administrators, she the said Sarah Elizabeth Younger hath han-  
ded, Bargained, Sold, Alined, Enfeoffed, and Confirmed and by these  
presently doth Grant, Bargain, Sell, Alien, Enfeoff and Confirm unto the said  
Samuel W. Caleb, junior, his Heirs and Assigns, all that Tract or parcel of a  
Tract or Tracts of Land, lying and being in Kent County aforesaid, called  
Randalls Farm and "Lake Adam" which is contained within the following

lines and boundaries, to wit: Beginning, at a stone standing at the South corner of a lot of land, belonging to a free negro, and running from said stone South thirty-eight and three quarters degrees East forty-one perches, thence North Twenty-three and a half degrees East twenty-five perches, thence North fourteen degrees and a half degrees East thirty-three perches, thence North Eighty-four degrees West thirty-eight perches to a stone being a bound of this aforesaid lot, then with a straight line to the Beginning containing eight acres and three rods of land more or less, and which was conveyed to the said Sarah Elizabeth Younger by Joseph Lyster and wife by Deed, duly executed, acknowledged and recorded bearing date on or about the Twenty-third day of August eighteen hundred and forty-three and recorded in Liber A. N. G. No 9. pages 272 and 273. one of the Land Record books for Kent County, and as by reference thereto will more fully and at large appear, and which is sold and conveyed in virtue of the power, authority and estate of the said Sarah Elizabeth Younger contained in the said Deed. Together, with all and singular, the woods, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, issues and profits thereof, and all the estate, right, title, and interest whatsoever, of her the said Sarah Elizabeth Younger, both at law and in equity of in, to and out of, the said Tract or part of a Tract of Land and premises, hereby bargained and sold, or meant, mentioned or intended hereby so to be and every or any part and parcel thereof: To Have and To Hold, the said Tract or part of a Tract or Tracts of Land so as aforesaid described, called "Randalls" A. B.

presently. In  
scribed her  
written on.

Signed, Sealed  
of, Thomas D  
Kent County,  
from, this with  
current money  
in the said  
Witness - From  
the State of M  
day of December  
forty-five, per  
and the said  
of Maryland  
the within  
Tracts, parts  
thereby Barg  
Samuel W.  
forever, accor  
or Instrument  
provided in  
the Peace in  
I. S.

MS 3/374

Maria Jones

Received April 21st 1814

for all things  
with his  
whatsoever  
names, their  
by executors  
and trustees  
and shall be  
refused by  
probate  
thereon  
Heirs and  
successors  
and to  
Land from  
Hubbell  
and affixed  
herein before

To  
Perry Hirsty  
Sue in testate

St. were made this twenty first day of April in the year of our Lord one thousand eight hundred and thirty four between Maria Jones of Kent County and State of Maryland of the one part, and Perry Hirsty (free negro) of the County and State aforesaid of the other part; witnesseth that the said Maria Jones for and in consideration of the sum of twenty dollars current money of the United States to her in hand paid by the said Perry Hirsty (free negro) before the sealing and delivery of the present the receipt whereof she the said Maria Jones doth hereby acknowledge and from every part and parcel thereof doth hereby acquiesce and discharge the said Perry Hirsty (free negro) his heirs executors and administrators, the the said Maria Jones hath granted sold aliened enfeoffed and confirmed and by these presents doth grant bargain sell alien enfeoff and confirm unto the said Perry Hirsty (free negro) his heirs and assigns all that part of a tract of land called Standish Farm, contained within the following courses and distances, beginning at a stone now set up near the South East corner of a tract of land belonging to the heirs of Daniel Lamb deed. and running S $\frac{1}{4}$  E. twenty perches to a stone, then N $\frac{1}{4}$  W. Sixteen perches to a stone then N $\frac{1}{4}$  E. twenty perches to a stone then S $\frac{1}{4}$  W. twenty perches to the beginning containing two acres of land together with all and singular the buildings improvements works ways waters water courses rights liberties privileges hereditaments and appurtenances whatever thereunto belonging or in any wise appertaining, and the reversions and remainders, rents issues and profits thereof & all the estates right title and interest whatsoever of her the said Maria Jones both at law and in equity in and about this tract or bounds of land and premises.

Second

dated the 27<sup>th</sup> day of August in the year of our Lord 1774. I Perry Frobby  
do a true & full declaration before the beginning & concluding this  
day of land together with all and singular the buildings improvements more  
or less water courses right liberties franchises ~~and settlements~~ and other  
affinances whatsoever thereunto belonging or in anywise appertaining, and the  
reversions and remaniments rents issues and profits thereof & all the estate rights  
titles and interest whatsoever of her the said Maria Jones both at law and in  
equity, of in & out of the said tract or parcel of land and premises  
hereby bargained and sold or meant mentioned or intended hereby so to be and  
every or any part and parcel thereof, to have and to hold the said tract or  
parcel of land so as aforesaid described called Randells farm or by what  
ever name the same may be called together with the buildings and  
appertinences and all and singular other the premises hereby bargained  
and sold or meant mentioned or intended hereby so to be and every part  
and parcel thereof with their and every of their appurtenances unto  
the said Perry Frobby free negro his heirs and assigns forever and to and  
for no other intent or purpose whatsoever and the said Maria Jones for  
herself her heirs executors administrators doth hereby covenant grant  
promise and agree to and with the said Perry Frobby free negro his  
heirs executors administrators or assigns that she the said Maria Jones  
and her heirs the said tract or parcel of land and premises hereby  
granted bargained and sold and every part and parcel thereof with the  
appertinences thereto belonging to him the said Perry Frobby (free  
negro), his heirs and assigns against her the said Maria Jones and her  
heirs and against all and every person or persons whatsoever claiming or to  
claim any right title or interest in and to the same or any part thereof  
shall and will hereafter warrant and defend by these presents. In witness

of writing and the acts of Assembly in Deed & Deeds made up  
and I also certify that from my own knowledge of and personal ac-  
quaintance with the said & Lee alone W. Sparkle, I am satisfied that  
the said & Lee alone W. Sparkle the person acknowledging as aforesaid  
is the identical person who is named and described as, and professes  
to be the party grantor in said Deed or Instrument of writing.  
Acknowledged before and certified by O. J. Lester,  
and was accordingly recorded by James F. Gordon CLR.

DFG 2/27

Alexander H. Brown  
John S. Brown

Elijah Milligan, (fus)

Be it remembered that on this 27<sup>th</sup> day of April in  
year 1854 A. Deed was brought to be recorded among the  
records of Kent County which is in the following words:  
This instrument made this twenty seventh day of April  
in the year eighteen hundred and fifty four, between  
Alexander H. Brown and John S. Brown, of Kent County in the State of Maryland,

of the one part, and Elijah Milligan (fus) of the County and State aforesaid  
other part, witnesseth, that the said Alexander H. Brown and John S. Brown for  
consideration of the sum of One hundred and four dollars, current money  
of the United States, to them in hand paid, by the said Elijah Milligan before  
the sealing and delivery of these presents, the receipt whereof they the said  
Alexander H. Brown and John S. Brown do hereby acknowledge, and from  
part and parcel thereof do hereby acquit, exonerate and discharge the said  
Elijah Milligan his heirs, executors and administrators, that the said Alex-  
ander H. Brown and John S. Brown have granted he acquired sold, aliened out  
and parted with, and by these presents do grant, bargain, sell, alien out

Alexander H. Green and John P. Green, of Kent County in the State of Maryland,  
of the one part, and Elijah Milligan (fus) of the County and State aforesaid of  
other part, witnesseth, that the said Alexander H. Green and John P. Green for and  
in Consideration of the sum of One hundred and four dollars, current money  
of the United States, to them in hand paid, by the said Elijah Milligan before  
the sealing and delivery of these presents, the receipt whereof they the said  
Alexander H. Green and John P. Green do hereby acknowledge, and former  
part and parcel thereof do hereby acquit, exonerate and discharge the said  
Elijah Milligan his heirs, executors and administrators, they the said Alexan-  
der H. Green and John P. Green, have granted bargained sold, aliened covenanted  
and Confirmed, and by these presents do grant bargain, sell, alien covenanted  
and Confirm unto the said Elijah Milligan his heirs and assigns, all the  
lot or tract or part of a tract of land lying and being in Worton, in Kent County  
Called "Randalls farm," or Randalls Discovery, containing four acres more  
or less, and particularly described in a deed from A. W. Sparks a former  
Constable of Kent County to the above named grantee bearing date the twenty-  
fourth day of April in the year eighteen hundred and fifty four, being the just  
of Perry Fairly (fus) sold by A. W. Sparks, Constable by virtue of a very cruel  
execution against said Perry Fairly, which said lands adjoins the lands of the  
Sokes, and near Ben Womels, and which was purchased by the said Perry  
Fairly from Mrs Maria Jones. Together with all and singular the build-  
ings and improvements, woods, ways, waters, water courses, rights liberties franchises  
hereditaments and appertinances, whatsoever thereto belonging in any  
wise affecting, and the reversion and remainders rents species and profits  
thereof, and all the estate, right title, and interest whatsoever of them the

THIS DEED, Made this 7th day of September, in the  
year one thousand nine hundred and fifty-seven, by and between THEODORE  
CIANFRANI and ETHEL HAAS CIANFRANI, his wife, of Montgomery  
County, in the State of Pennsylvania, of the first part, and JOSEPH R.  
JOINER and TENNIA MAE JOINER, his wife, of Kent County, in the State  
of Maryland, of the second part.

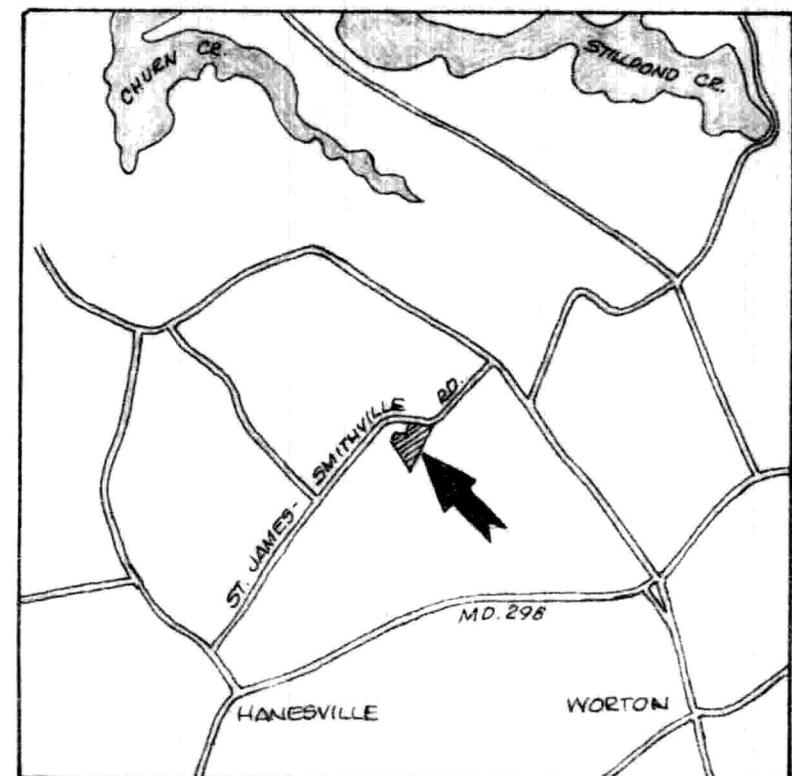
WITNESSETH, that in consideration of the sum of Five (\$5.00)  
Dollars and other good and valuable considerations, the receipt whereof is  
hereby acknowledged, the said Theodore Cianfrani and Ethel Haas  
Cianfrani, his wife, do grant and convey unto the said Joseph R. Joiner  
and Tennia Mae Joiner, his wife, as tenants by the entireties, their  
assigns, and unto the survivor of them, his or her heirs and assigns in  
fee simple, all those lots or parcels of ground, situate, lying and being in  
the Third Election District of Kent County aforesaid, and described as  
follows, that is to say:-

Parcel No. 1: All that lot or parcel of land situated near the  
Town of Worton at colored settlement known as "Seeneytown" in said  
County, adjoining the lands now or formerly of Francis P. Reed and  
others, containing two (2) acres of land, more or less.

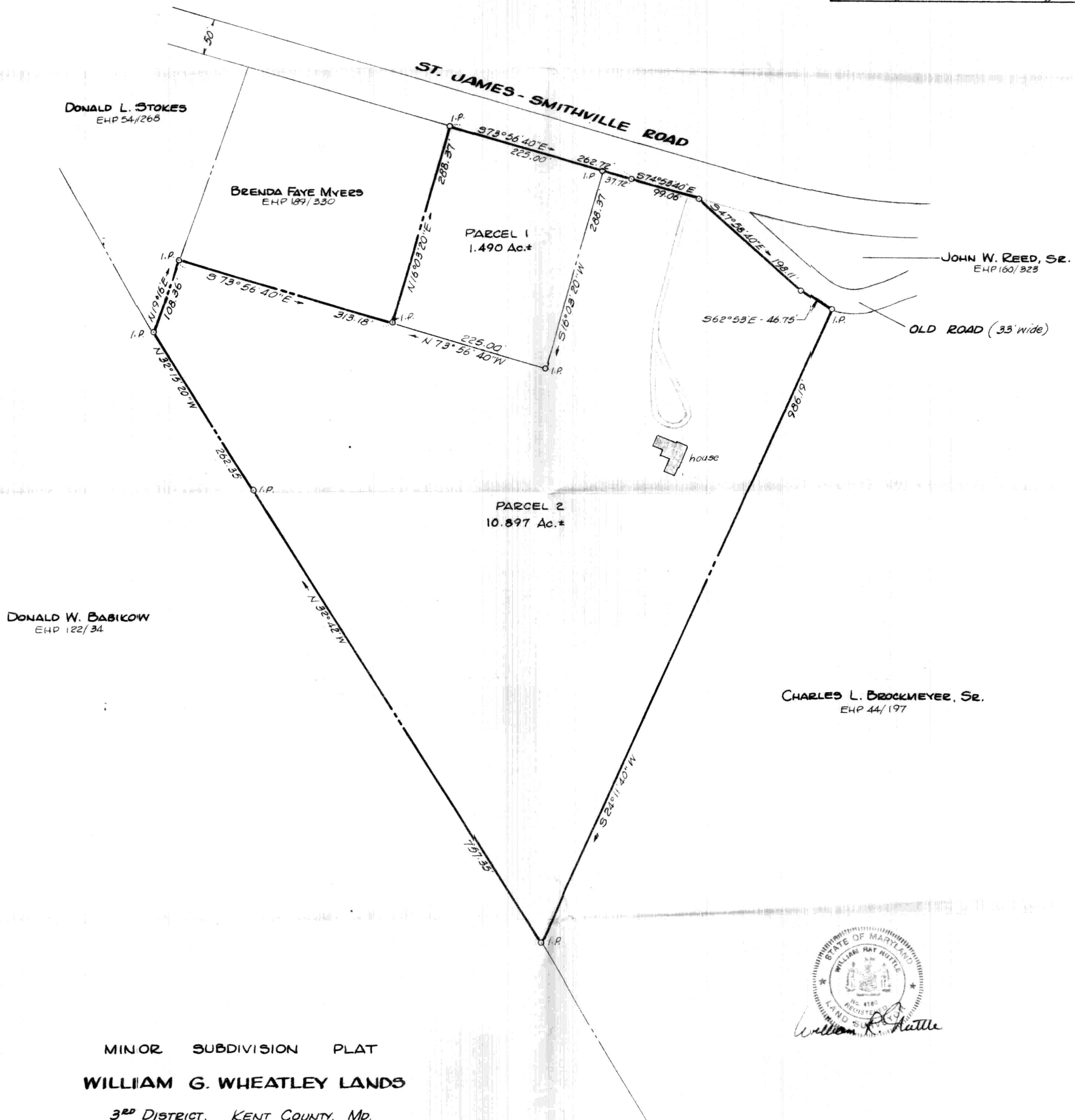
Parcel No. 2: All that lot or parcel of land being a part of  
the lots or parcel of the land which was conveyed to Peter Clare by  
Richard D. Hynson and Lewin W. Wickes, Trustee by deed dated August  
30th, 1902, described as follows, that is to say: Beginning for the same  
at a stone on the East side of said lot and running across said lot at right  
angles and by and with a fence to the division line between this and Ben  
Worrell's lot, thence by and with the line of said Worrell's land to the  
South East corner of said lot, and from thence by and with the land of  
Francis P. Reed formerly Parsons land to the beginning, containing two

A. PARKS BASIN, JR.  
ATTORNEY AT LAW  
CHARLESTOWN, MD.

Delivered to D. Parks Basin, Jr. 1/6/65



JOHN F. BAXTER  
EHP 134/17



William R. Nuttle, Reg. Surveyor  
Chesterstown, Md.

APPROVED BY:
Kent County Director of Planning
Kent County Health Officer

I.P. = iron pipe

